

**PB# 73-75**

**Windsor Country Club  
Estates**

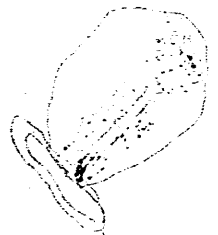
~~Windsor Country Club (Pais)~~

73-75

Windsor Country Club Estates

Windsor Country Club  
Estates

Ann T. Jordan



## GENERAL RECEIPT

Town of New Windsor, N. Y.

Nº 1819

Received of Jonhis Development Corp - Windsor County March 14 1974 \$ 2,085.00  
Two Thousand and Eighty-five and no/100 Dollars  
 For Subdivision fee

DISTRIBUTION:

| FUND | CODE | AMOUNT |
|------|------|--------|
|      |      |        |
|      |      |        |
|      |      |        |

Town Clerk  
 TITLE

## GENERAL RECEIPT

Town of New Windsor, N. Y.

Nº 1820

Received of Jonhis Development - Windsor County March 14 1974 \$ 16,875.00  
Sixteen Thousand Eight Hundred Seventy-five and no/100 Dollars  
 For Parkland Fees

DISTRIBUTION:

| FUND | CODE | AMOUNT |
|------|------|--------|
|      |      |        |
|      |      |        |
|      |      |        |

Town Clerk  
 TITLE

## GENERAL RECEIPT

Town of New Windsor, N. Y.

Nº 1821

Received of Jonhis Windsor County Club 3-14 1974 \$ 11,343.64  
Eleven Thousand Three Hundred Forty-three and 64/100 Dollars  
 For 4% Inspection Fee

## GENERAL RECEIPT

Town of New Windsor, N. Y.

Nº 1822

Received of Julia M. Truchard March 14 1974 \$ 16,875.00  
Sixteen Thousand Eight Hundred Seventy-five and no/100 Dollars  
 For Jonhis - Windsor County Club Estates - Parkland fees

DISTRIBUTION:

| FUND | CODE | AMOUNT |
|------|------|--------|
|      |      |        |
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|      |      |        |

Comptroller  
 TITLE

BY

James B. Green

15881  
**PUBLIC NOTICE OF HEARING  
BEFORE THE PLANNING  
BOARD OF THE TOWN OF  
NEW WINDSOR**

Pursuant to Section 276 and Article 16 of the Town Law of the State of New York and Section 4 of the Subdivision Regulations of the Town of New Windsor, a Public Hearing will be held at the Planning Board Office, Town Hall, 535 Union Avenue, Town of New Windsor, New York, by the Planning Board of the Town of New Windsor on Wednesday, December 13, 1972 at 8:00 o'clock in the evening, to modify and approve, or disapprove the preliminary layout for the following proposed subdivision, submitted to the Planning Board entitled:

**WINDSOR COUNTRY CLUB  
ESTATES**, Town of New Windsor, County of Orange, State of New York; consisting of 131 lots generally situated north of Union Avenue (County Highway 69) west of San Giacomo Drive and east of the Woodwinds development.

By order of the Planning Board of the Town of New Windsor, Orange County, State of New York.

Dated: November 8, 1972

**JOSEPH C. TALLARICO,**

Chairman

Nov. 30

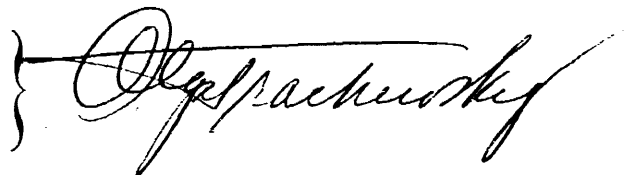
State of New York  
County of Orange, ss:

**Olga Trachewsky**, being duly sworn deposes and says that ~~he~~ <sup>she</sup> is **Principal Clerk** of **Newburgh-Beacon News Co., Inc.**, Publisher of **The Evening News**, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published **One Time**

in said newspaper, commencing on the **30th** day of **November** **A.D., 19 72**, and ending on the **30th** day of **November** **A.D., 19 72**

Subscribed and sworn to before me this

**30th** day of **November** **19 72**



**Robert F. Wadsworth**

Notary Public of the State of New York, County of Orange.

MY COMMISSION EXPIRES MARCH 30, 1974

FROM

**OFFICE OF THE SUPERVISOR**

**THEODORE F. MARSDEN**

Town Of New Windsor

555 Union Avenue New Windsor, New York 12550

Phone 565-8800

DATE **Feb. 28, 1973**

TO

Joe Tallarico  
New Windsor Planning Board  
New Windsor, N.T.

SUBJECT

**Windsor Country Club  
Estates**

3/14/73

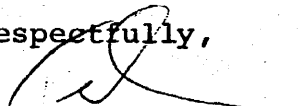
FOLD

Joe:

This is to advise you that the Town Board by resolution at the meeting of February 21st approved the revised lay-out map showing more park lands and re-alignment of the roads. We also authorized the Planning Board to revise this subdivision under article 281 to make up the number of lots lost because of this change.

However, no additional lots should appear on the revised map over and above the number of lots lost that were on the map submitted for preliminary approval.

Respectfully,

  
**THEODORE F. MARSDEN**  
Supervisor

TFM/km  
cc/Town Clerk

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-----x

Petition for the Creation

-of-

Lighting District in the Town of New Windsor,  
Orange County, New York, being known as the  
WINDSOR COUNTRY CLUB ESTATES Lighting  
District, pursuant to the provisions of Article 12  
of the Town Law of the State of New York.

-----x

TO THE TOWN BOARD, TOWN OF NEW WINDSOR, ORANGE COUNTY,  
NEW YORK:

THE UNDERSIGNED, being the owner of taxable real property  
situated in the proposed district, hereinafter described, and owning in  
the aggregate more than one-half of the assessed valuation of the taxable  
real property of said proposed district, as shown on the last completed  
assessment roll, and there being no resident owners within the boundary  
of the proposed district, does hereby petition the Town Board of the  
Town of New Windsor to establish a lighting district in the territory here-  
inafter described, which is located in the Town of New Windsor, County  
of Orange, State of New York outside of an incorporated Village, and  
wholly within the said Town of New Windsor and which proposed district  
is described in accordance with the attached Schedule "A".

Attached hereto are map and plans showing the boundaries of the  
proposed district.

Said maps and plans have been prepared by Atzl, Scatassa & Busch,  
competent Engineers, duly licensed by the State of New York.

All the lighting facilities will be constructed and installed at no  
expense whatsoever to the Town of New Windsor, therefore no maximum  
amount proposed to be expended in connection with the construction of  
the said lighting district.

WHEREFORE, your petitioner prays that the Town Board of the Town of New Windsor establish a lighting district as aforesaid.

INBRO HOMES, INC.

By Jack Rosen

STATE OF NEW YORK )

) ss.:

COUNTY OF ORANGE )

On this 9<sup>th</sup> day of November 1974, before me personally came JACK ROSEN, to me personally known, who, being by me duly sworn, did depose and say that he resides at 2000 Linwood Avenue, Fort Lee, New Jersey; that he is the President of INBRO HOMES, INC., the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order.

Geraldine M. Mandia  
Notary Public

GERALDINE M. MANDIA  
Notary Public, State of New York  
Residing in Orange County  
Commission Expires March 30, 1975

## SCHEDULE A

ALL that certain piece or parcel of land, situate, lying and being in the Town of New Windsor, County of Orange and State of New York, more particularly bounded and described as follows:

### PARCEL NO. 1

BEGINNING at a point in the northerly line of Union Avenue where the same is intersected by the easterly line of the lands now or formerly of Gutheil as the same is recited in Liber 1849 at Page 572 and runs from thence along the lands of the said Gutheil on the two (2) following courses and distances:

(1) N 32° 45' 13" E a distance of 200.00 feet; (2) N 50° 05' 47" W a distance of 217.73 feet; running thence along other lands of Warmers on the four (4) following courses and distances; (3) N 32° 45' 13" E a distance of 180.51 feet; (4) N 59° 24' 52" W a distance of 184.06 feet; (5) S 23° 01' 47" W a distance of 362.10 feet; (6) along a curve to the left having a radius of 25.00 feet, a distance of 38.24 feet to the northerly line of Union Avenue; running thence along the northerly line of Union Avenue (7) N 64° 36' 43" W a distance of 91.95 feet and (8) N 70° 53' 13" W a distance of 5.41 feet; running thence along other lands of Warmers on the three (3) following courses and distances; (9) along a curve to the left having a radius of 25.00 feet, a distance of 37.56 feet; (10) N 23° 01' 47" E a distance of 362.02 feet; (11) N 59° 24' 52" W a distance of 155.90 feet; running thence along the lands now or formerly of Temple Hill Estates on the two (2) following courses and distances; (12) N 59° 24' 52" W a distance of 318.70 feet; (13) N 60° 03' 25" W a distance of 449.61 feet; running thence along the lands now or formerly Nuwin Holding Corp. (14) N 31° 28' 41" E a distance of 1364.35 feet; running thence along the lands now or formerly of Steele and of Dexter; (15) S 62° 44' 46" E a distance of 1055.83 feet; running thence along the lands now or formerly of B. O. C. E. S. on the three (3) following courses and distances; (16) S 22° 50' 33" W a distance of 285.90 feet; (17) S 24° 01' 44" W a distance of 826.69 feet; (18) S 69° 09' 59" E a distance of 393.08 feet to the westerly line of the 50 foot wide access road to B. O. C. E. S. from Union Avenue; running thence along the westerly line of the said road on the four (4) following courses and distances; (19) S 14° 33' 39" W a distance of 444.23 feet; (20) S 26° 11' 21" E a distance of 314.97 feet; (21) along a curve to the right, having a radius of 50.00 feet, a distance of 43.20 feet; (22) S 23° 18' 39" W a distance of 453.15 feet to the northerly line of Union Avenue; running thence along the northerly line of Union Avenue on the three (3) following courses and distances; (23) N 14° 51' 23" W a distance of 21.75 feet; (24) N 24° 17' 07" W a distance of 359.34 feet; (25) N 50° 05' 47" W a distance of 398.47 feet to the point or place of beginning.

Containing 48.322 acres of land.

### PARCEL NO. 2 -



RIDER

WEINER

& LOEB, P.C.

ATTORNEYS AT LAW

NEWBURGH, N. Y.

BEGINNING at a point distance S 69° 09' 59" E 50.30 feet from the easterly end of the course recited as (18) in the above 48.322 acre description and runs from thence along the lands now or formerly of B. O. C. E. S. (1) S 69° 09' 59" E a distance of 125.75 feet, running thence along the lands of the Town of New Windsor as the same is recited in Liber 1766 at Page 977 (2) S 14° 33' 39" W a distance of 551.49 feet to the easterly line of the 50 foot wide access road to B. O. C. E. S. from Union Avenue; running thence along the easterly line of the said road on the two (2) following courses and distances: (3) N 26° 11' 21" W a distance of 191.50 feet; (4) N 14° 33' 39" E a distance of 420.16 feet to the point or place of beginning. Containing 1.394 acres of land.

Date

1-17-72

Application No. \_\_\_\_\_

APPLICATION FOR SUBDIVISION APPROVAL  
Town of New Windsor, Orange County, N.Y.

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision WINDSOR COUNTRY CLUB ESTATES
2. Location Union Ave opposite Park Hill
3. Acreage 49.264 4. Number of lots 136 5. Zone RB [Group C]
6. Name & address of subdivider MAYFAIR FUNDING CORP  
GREAT NECK, NEW YORK
7. Name & address of record owner of land FREDERIC J.  
WARMERS, NEWBURGH, NEW YORK
8. Present and intended uses CONSTRUCTION AND SALE  
OF ONE FAMILY RESIDENCES

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

MAYFAIR FUNDING CORP.

Signature of applicant

BY, *Charles M. Weiner*  
Attorney

Adopted 10/5/70

# County of Orange

COUNTY CLERK'S OFFICE

RECEIVED

APR 10 1974  
Orange County Government  
Center



Goshen, New York 10924

NEW WINDSOR PLANNING BOARD

CHARLES N. WINTERS  
County Clerk

Tel. (914) 294-5151

RICHARD E. RIKER  
Deputy County Clerk

Date April 4, 1974

Chairman of Planning Board  
Town of New Windsor

Dear Mr. Loscalzo

In compliance with the Town Planning Law, this is to notify you that the Plan of Subdivision for WINDSOR COUNTRY CLUB ESTATES Town of New Windsor, dated 12-23-71 and approved by you on 3-13-74, was filed in our office on 4-1-74, as Map number 3169 in Pocket 15 Folder A.

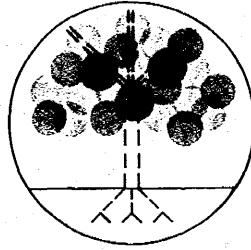
With kindest regards, I am

Very truly yours,

Charles N. Winters  
County Clerk

By: Shirley B. Hadden  
Chief Clerk

**Department**  
APR 10 1974  
**Planning**  
NEW WINDSOR PLANNING BOARD



**County  
of  
Orange**

Peter Garrison, A.I.P., Commissioner  
Edwin J. Garling, A.I.P., Deputy Commissioner

The County Building  
Goshen, New York 10924  
(914) 294-5151

Louis V. Mills, County Executive

**March 27, 1974**

**Mr. Joseph Loscalzo, Chairman  
Town of New Windsor Planning Board  
17 Split Tree Drive  
New Windsor, New York**

**Re: Windsor Country Club Estates  
County Road 69 near Herbert  
Hoover Drive**

**Dear Mr. Loscalzo:**

On Monday, March 25, 1974, our Department, as per the procedures developed with the County Clerk's office regarding the filing of subdivision plats, refused to place our stamp of approval on the above subdivision. Consequently, the applicant could not file the subdivision plans in the office of the Clerk of the County.

We corresponded with your Board in reviewing pre-preliminary and preliminary plans. However, as specified under the applicable provisions of the General Municipal Law, our final review is mandatory and the final approval of plans by your Board on March 13, 1974, and the failure to refer the application to us prior to such action violates state law. Your Board's action could be invalidated by the courts should there be a judicial review of the matter.

We will not approve the subdivision until the matter is cleared by the County Department of Public Works and until we receive an explanation as to why our lawful review was bypassed.

Very truly yours,

*Joel Shaw*  
Joel Shaw  
Senior Planner

hc

cc: Milton Fischer, Town Supervisor  
Peter Striphas, County Attorney  
William Price, OCDFW

FROM

**OFFICE OF THE SUPERVISOR**

**THEODORE F. MARSDEN**

Town Of New Windsor

555 Union Avenue New Windsor, New York 12550  
Phone 565-8800

DATE

October 31, 1972

SUBJECT

TO

Town of New Windsor  
Youth and Recreation Commission

Windsor Country Club  
Subdivision

FOLD

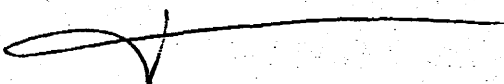
Gentlemen:

I would advise that you check with the Building Inspector and review the map and the park land which is proposed be set aside and dedicated to the Town.

While I agree with the location, I feel that the Town is entitled and should demand substantially more land for a subdivision of this magnitude.

Would you please contact the Planning Board so that this can be resolved.

Respectfully,

  
THEODORE F. MARSDEN,  
Supervisor

TFM/cs  
cc: Planning Board

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cc 1/ E. Wane  
Water & Sewer  
T/C

ORANGE COUNTY DEPARTMENT OF HEALTH  
Division of Environmental Health

12/18/73

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

December 18, 1973

TO: W.J.S. Management Corporation  
185 Great Neck Road  
Great Neck, New York 11020

Attention: Mr. Walter J. Schneider, President

The Orange County Department of Health certifies that a realty subdivision map entitled **Windsor Country Club Estates (2 sheets)** located in the **Town of New Windsor** showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article 11 of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total area: **47.4** acres; Number of lots: **131**

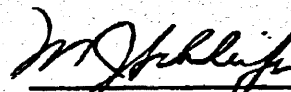
Water supply: **Public Supply - Town of New Windsor**

Sewage disposal: **Public System - Town of New Windsor**

The owner intends to **build houses on the subdivision.**

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchase of a lot sold without **water supply and sewage disposal** facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.



M. A. Schleifer, P. E.  
Assistant Commissioner

T. Clark



Cc: [Handwritten notes: "This water is for [unclear]"]  
COUNTY OF ORANGE

Department of Health

124 MAIN STREET  
COSHEN, NEW YORK 10924 TEL: 914-294-7961

Commissioner

REUBEN TIZES, M.D., M.P.H., D-P.M.(P.H.)

Asst. Com. for Environmental Health  
MATTHIAS SCHLEIFER, P.E.

Director of Public Health Nursing  
SHIRLEY VAN ZETTA, R.N.

December 18, 1973

Supervisor & Town Board  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, New York 12550

Re: Approval of plans for  
Water Main Extension  
to serve Windsor Country  
Club Estates Subdivision  
in the T. New Windsor

Gentlemen:

We have this day approved the plans and specifications submitted by Frederick G. Busch, P.E. for the above mentioned project.

Application for this project was duly made by you and received in this office on April 12, 1973

We are enclosing a Certificate of Approval. A copy of the approved plans and specifications is being retained in our files and the remaining sets are being returned to your engineer.

Very truly yours,

M. J. Schleifer, P.E.  
Assistant Commissioner

MJS:RS:sIf

Enclosure

NEW YORK STATE DEPARTMENT OF HEALTH

APPROVAL OF PLANS

FOR PUBLIC WATER SUPPLY IMPROVEMENT

This approval is issued under the provisions of 10 NYCRR, Part 5:

|   |  |  |   |
|---|--|--|---|
| 1. Applicant:<br>Town of New Windsor                              | 2. Location of Works (C, V, T):<br>Town of New Windsor | 3. County:<br>Orange                       | 4. Water District<br>(Specific Area Served)<br>Windsor Country Club Estates (W.D. #6) |
| 5. Type of Project:   |  |  | <input checked="" type="checkbox"/> 7 Distribution                                    |
| <input type="checkbox"/> 1 Source                                 | <input type="checkbox"/> 3 Pumping Units               | <input type="checkbox"/> 5 Fluoridation    | <input type="checkbox"/> 8 Storage  |
| <input type="checkbox"/> 2 Transmission                           | <input type="checkbox"/> 4 Chlorination                | <input type="checkbox"/> 6 Other Treatment | <input type="checkbox"/> 9 Other  |
| REMARKS:<br><br>to serve Windsor Country Club Estates Subdivision |  |  |   |

By initiating improvement of the approved supply, the applicant accepts and agrees to abide by and conform with the following:

- a. THAT the proposed works be constructed in complete conformity with the plans and specifications approved this day or approved amendments thereto.

ISSUED FOR THE STATE COMMISSIONER OF HEALTH

December 18, 1973

Date

Designated Representative

P.E.

M. J. Schleifer, P.E., Assistant Commissioner  
Orange County Department of Health

124 Main Street  
Goshen, New York 10924

Name and Title (print)

Distribution: White - Applicant  
Pink - Central Office (BED)

Yellow - File (LHO or DHO)  
Blue - Engineer



|   |   |                          |
|---|---|--------------------------|
| 6. Type of Ownership:<br><input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Commercial<br><input type="checkbox"/> Industrial <input type="checkbox"/> 9 Water Works Corp.<br><input type="checkbox"/> 68 Private - Other <input type="checkbox"/> 1 Authority<br><input type="checkbox"/> Private - Institutional <input type="checkbox"/> 19 Federal<br><input type="checkbox"/> 26 Board of Education <input type="checkbox"/> 20 State<br><input type="checkbox"/> 30 Interstate<br><input type="checkbox"/> 40 International<br><input type="checkbox"/> 18 Indian Reservation |   |                          |
| 7. Estimated Total Cost<br>\$69,600   | 8. Population Served<br>655   | 9. Drainage Basin<br>... |
| 10. Federal Aid Involved?<br><input type="checkbox"/> 1 Yes<br><input type="checkbox"/> 2 No  | 11. WRC Project?<br><input type="checkbox"/> 1 Yes<br><input type="checkbox"/> 2 No |                          |

### SOURCE

|   |                  |                                  |
|---|------------------|----------------------------------|
| 12. <input type="checkbox"/> Surface Name _____ Class _____<br><input type="checkbox"/> Ground Name _____ Class _____ |                  | 13. Est. Source Development Cost |
| 14. Safe yield:   | 15. Description: |                                  |
| <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">           GPD         </div> |                  |                                  |

## TREATMENT

|   |  |  |  |
|---|--|--|--|
| <b>16. Type of Treatment</b><br><input type="checkbox"/> 1 Aeration <input type="checkbox"/> 5 Clarifiers <input type="checkbox"/> 9 Fluoridation<br><input type="checkbox"/> 2 Microstrainers <input type="checkbox"/> 6 Filtration <input type="checkbox"/> 10 Softening<br><input type="checkbox"/> 3 Mixing <input type="checkbox"/> 7 Iron Removal <input type="checkbox"/> 11 Corrosion Control<br><input type="checkbox"/> 4 Sedimentation <input type="checkbox"/> 8 Chlorination <input type="checkbox"/> 12 Other |  |  |  |
| <b>17. Name of Treatment Works</b><br>BA TOWNSHIP TREATMENT PLANT   |  | <b>18. Max. Treatment Capacity</b><br>1000 GPD |  |
| <b>19. Grade of Plant Operator Req.</b><br>1  |  | <b>20. Est. Cost</b><br>\$10000                |  |
| <b>Description:</b><br>This is a small, single-stage treatment plant located in the town of Bala. It consists of a single aeration tank followed by a sedimentation tank. The plant is owned and operated by the Bala Township.   |  |  |  |
| <b>REMARKS:</b><br>The plant is in good operating condition. The aeration tank is equipped with a diffuser system. The sedimentation tank has a sludge collection system. The plant is capable of treating 1000 GPD of water.   |  |  |  |

## DISTRIBUTION

|   |  |   |   |   |
|---|--|---|---|---|
| <b>22. Type of Project : Distribution</b><br><input type="checkbox"/> 1 Cross Connection <input type="checkbox"/> 3 Transmission<br><input type="checkbox"/> 2 Interconnection <input type="checkbox"/> 4 Fire Pump C12 |  | <b>23. Type of Storage</b><br>Elevated _____ Gals.<br>Underground _____ Gals. |   | <b>24. Est. Distribution Cost</b><br>\$69,600 |
| <b>25. Anticipated Distribution</b><br>System Demand: Avg. <u>65,500</u> GPD      Max. _____ GPD  |  |   | <b>26. Designed for fire flow?</b><br><input checked="" type="checkbox"/> 1 Yes <input type="checkbox"/> 2 No |   |
| <b>27. Description:</b><br><br>8100 ± L.F. of 8" cement lined CI water main with hydrants and valving.  |  |   |   |   |



**COUNTY OF ORANGE / Department of Health**

124 MAIN STREET  
GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Commissioner

REUBEN TIZES, M.D., M.P.H., D-P.M.(P.H.)

Asst. Com. for Environmental Health  
MATTHIAS SCHLEIFER, P.E.

Director of Public Health Nursing  
SHIRLEY VAN ZETTA, R.N.

December 18, 1973

Supervisor & Town Board  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, New York 12550

Re: Windsor Country  
Club Estates  
Sewer Extension  
Town of New Windsor

Gentlemen:

Plans and specifications for the extension of sanitary sewers to and/or within the above mentioned service area have been examined and found to be consistent with the appropriate regulations of the State Department of Environmental Conservation and the Orange County Department of Health. These plans were prepared by Frederick G. Busch, P.E. and dated 12/23/71 (latest revision 12/11/73).

Approval is granted for the construction of these works subject to the following conditions:

1. THAT the facilities shall be fully constructed and completed in compliance with the engineering report, plans and specifications as approved.
2. THAT the construction of the facilities shall be under the supervision of a person or firm qualified to practice professional engineering in the State of New York under the Education Law of the State of New York.
3. THAT where such facilities are under the supervision of a professional engineer, he shall certify to the Department and to the permittee that the works have been fully completed in accordance with the approved engineering reports, plans, specifications and permit.
4. THAT the maximum infiltration rate shall not exceed 180 gpd per inch diameter of sewer per mile of sewer length including manholes.

Plans and specifications bearing our stamp of approval have been forwarded to the design engineer for delivery to you.

Very truly yours,

M. J. Schleifer, P. E.  
Assistant Commissioner

MJS:RS:sif



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

January 14, 1974

Elliot Weiner, Esquire  
Rider, Weiner, & Loeb Attorneys  
Little Britain Road  
New Windsor, New York 12550

Dear Mr. Weiner:

At your request the Motion made for  
Windsor Country Club Estates at the January 9, 1974  
Meeting.

Motion by Mr. Van Leeuwen seconded by Mr. Jones that  
the New Windsor Planning Board have the developer  
of Windsor Country Club Estates, Mr. Kessler and  
the people who own the Dexter Property come up with  
a plan to iron out difficulty with storm water and to  
look into the situation of sewer line extensions abutting  
property line, street lighting, fire hydrants must be  
properly spaced and recommending of sidewalks starting  
from Frost Lane westerly and southerly Keats Drive  
then out west side of Bennett Road to Union Avenue.  
(specifications for sidewalks to be determined later.)  
Vote- All ayes, Motion Carried.

Respectfully,

*Joseph Loscalzo*  
JOSEPH LOSCALZO  
Chairman

JL:sh

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval        Subdivision ☒

as submitted by Wendson P.O. Bd.

for the building or subdivision of Wendson Country Club Estate

has been reviewed by me and is approved        disapproved ☒

If disapproved, please list reason.

They do not conform to Public Works Requirements  
and Co. planning requirements.

William C. Price, Jr. Engr.

~~HIGHWAY SUPERINTENDENT~~

State County Town

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT



1763

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor  
Theodore F. Marsden  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8800

May 23, 1973

Youth and Recreation Commission  
New Windsor, N.Y. 12550

Gentlemen:

Please be advised that I have contacted the Attorney for the Windsor Country Club Estates and requested that we receive immediate dedication of the two plus acres adjacent to the Community park on Union Avenue. They have indicated their willingness to do this and I should be receiving from them a deed very shortly and I will advise you of the same.

I have also requested permission for us to enter on the property and begin work so I would assume at this time you could obtain preliminary drawings of the layout of this area.

Thank you for your cooperation in this matter.

Respectfully

*Theodore F. Marsden*  
THEODORE F. MARSDEN  
Supervisor

TFM/km



1763

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor  
Theodore F. Marsden  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8800

18 January 1973

Mr. Joseph Tallarico, Chairman  
New Windsor Planning Board  
Parkhill Drive  
New Windsor, New York 12550

Dear Joe:

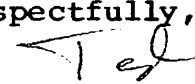
The Town of New Windsor at a regular meeting of January 17, 1973 has with the approval of the Youth and Recreation Commission of the Town of New Windsor adopted unanimously a resolution which respectfully requests that the Planning Board of the town of New Windsor give favorable considerations to the following item.

We respectfully request that no money be received from Windsor Country Club Estates for park land purposes in as much as we have sufficient appropriations or money on hand for the development of parks. What we would like to see in this area is the total amount of land that we can obtain from them in pursuant to the subdivision laws so that the community park on Union Avenue can be enlarged, perhaps with the addition of another ball field to allow for a better play area for the children. Not only that subdivision but of the rest of the Town of New Windsor.

We feel that the importance of land here cannot be overstated in as much as the amount that they have offered for dedication which is slightly over an acre which would be insufficient and the approximate 2.5 acres which we are entitled to would enable us to have a meaningful addition to the park in that area.

Therefore, we humbly request that you give favorable consideration to our proposal. I wish to thank you for your cooperation in this matter.

Respectfully,

  
THEODORE F. MARSDEN  
Supervisor

TFM/km

cc: Town Clerk  
Youth & Rec. Comm.



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

1  
Dexter, Leon B. & Edis K.  
Little Britain Road MD 29  
New Windsor, New York 12550

2  
Steele, Lois  
P.O. Box 2181  
New Windsor, New York 12550

3  
Union Avenue Developers Inc.  
178 Grand Street  
Newburgh, New York 12550

4  
Gutheil, Douglas E. & Rosemary E.  
446 Union Avenue  
New Windsor, New York 12550

5  
Board of Cooperative Educational Services  
Montgomery, New York

6  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

7  
Epiphany College  
P.O. Box 390  
Newburgh, New York 12550

8  
Davis, Clifford F. & Elizabeth H.  
14 Cimorelli Drive  
New Windsor, New York 12550

9  
Leone, Luigi  
Highland Mills, New York

10  
Lynch, Francis & Lillian  
18 Cimorelli Drive  
New Windsor, New York 12550

11  
Freedman, Daniel B. & Noreen Z.  
20 Cimorelli Drive  
New Windsor, New York 12550

12  
Nasser, Roland G. & Betty M.  
22 Cimorelli Drive  
New Windsor, New York 12550

13  
Treese, Edward C. & Jacqueline E.  
24 Cimorelli Drive  
New Windsor, New York 12550



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

November 21, 1972

✓  
14 McBride, Paul & Florence  
26 Cimorelli Drive  
New Windsor, New York 12550

✓  
15 Graham, Jack W. & Elsie M.  
28 Cimorelli Drive  
New Windsor, New York 12550

✓  
16 Marcantonio, Nicholas & Charlotte  
30 Cimorelli Drive  
New Windsor, New York 12550

✓  
17 Denny, William & Concetta  
2 Herbert Hoover Drive  
New Windsor, New York 12550

✓  
18 Rodriguez, Edwin & Maria  
447 Union Avenue  
New Windsor, New York 12550

✓  
19 Suarez, Honorio & Maria  
1 Herbert Hoover Drive  
New Windsor, New York 12550

Respectfully submitted,

*Ellsworth E. Weyant*  
ELLSWORTH E. WEYANT  
Sole Assessor  
Town of New Windsor

EEW/pk



**WATER, SEWER, HIGHWAY REVIEW FORM:**

**The maps and plans for the Site Approval** \_\_\_\_\_

**Subdivision** XXXXXXXX **as submitted by** Atzl, Scatassa & Busch

**for the building or subdivision of** Windsor Country Club Estates

**has been reviewed by me and is** <sup>conditional</sup> approved XXX **disapproved** \_\_\_\_\_

**If disapproved, please list reason.**

Bonds must be posted to insure completion of sewer mains according to the Town of New Windsor Code

Contractor must provide the sewer main plus the laterials to the houses using material approved by the Town of New Windsor.

An auxiliary generator should be provided for the pumping station to provide power in the event of an electrical failure.

Contractor must secure sanitary permits and have each laterial inspected by the Sanitary Inspector of the Town of New Windsor.

S

It is advised that Mr. Kessler meet with Kartiganer Engineers to review sub-division plan.

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**HIGHWAY SUPERINTENDENT**

---

**WATER SUPERINTENDENT**

Lyman D. Masten Jr.  
**SANITARY SUPERINTENDENT**

**WATER, SEWER, HIGHWAY REVIEW FORM:**

The maps and plans for the Site Approval \_\_\_\_ Subdivision X

as submitted by Windsor Country Club Estates

for the building or subdivision of \_\_\_\_\_

has been reviewed by me and is approved \_\_\_\_ disapproved X

If disapproved, please list reason.

8" Water Main required .  
Spacing of Hydrants wrong

HIGHWAY SUPERINTENDENT

State, County, Town

Joseph Craig  
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

# CENTRAL HUDSON

## GAS & ELECTRIC CORPORATION

284 SOUTH AVENUE, POUGHKEEPSIE, N. Y. 12602

(914) 452-2000

December 12, 1972

Mr. Joseph Tallarico, Chairman  
Town of New Windsor Planning Board  
Park Hill Drive  
New Windsor, New York 12550

Dear Mr. Tallarico:

Re: Subdivision of Windsor  
Country Club Estates  
County Road 69 (Union Avenue)

We are in receipt of a copy of the letter of November 28, 1972 addressed to you from Mr. Joel Shaw, Senior Planner of the Department of Planning of Orange County with reference to the plans of the above mentioned subdivision.

With specific reference to Item #4 of the above letter, we are in complete agreement with Mr. Shaw that portions of those lots that lie within the limits of the easement granted to Central Hudson should "remain free and unobstructed from potential dwellings, driveways, etc."

The electric transmission line that traverses the above property is constructed and maintained under provisions of an easement granted to Central Hudson by Michael J. Donovan, a previous owner of the property, dated July 30, 1954, and recorded in the Office of the Clerk of Orange County on August 2, 1954 in Liber 1314 of Deeds at Page 579, and further identified as Rock Tavern-Union Avenue Right of Way #29. The easement is 150 feet in width and extends from the property line of Public Highway known as Union Avenue on the west in an easterly direction to the property line of Bockar on the east.

The easement states that the owner of the property may cultivate the ground within the limits of the easement provided that such use does not interfere with, obstruct or endanger any of our facilities constructed on the easement. No house or other structures shall be erected within the limits of the right of way.

Pursuant to our general policy, we encourage the owner's use of the property encumbered by our easement for any compatible purpose, i.e.: lawns, gardens, low growing shrubbery, picnic area, recreation area, etc., provided such use does not interfere with, obstruct, or endanger any of Central Hudson's facilities or prevent access for construction or maintenance, nor create a hazard to the owner or the public.

**UNITED STATES DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE**

**239 Wisner Avenue, Middletown, New York 10940**

**SUBJECT: Windsor Country Club Estates, Cty. Rd. 69, (Union Avenue), Town of New Windsor**      **DATE: December 21, 1972**

**TO: Mr. Joel Shaw  
Senior Planner  
County of Orange  
Department of Planning  
The County Building  
Goshen, New York 10924**

**Dear Mr. Shaw:**

A review of the above site was made in accordance with your request to the Orange County Soil and Water Conservation District. The comments below are based on the soil survey and a field visit.

1. The major limitation on this site appears to be a wet spot running through the length of the property. The area was mapped 42A, Albia soils. The seasonal high water table gives these soils severe limitations for all urban uses. The lots located all or in part on these soils are: Block B, lots 2-8; Block C, lots 8-15; Block E, lots 1-8; Block G, lots 2-3, 6-9 and 10-11; Block K, lots 4-6. (If homes are constructed in this area, adequate drainage to a free outlet should be provided. If basements are installed, extensive water problems could occur throughout this area.)

2. The runoff from this site flows through three lakes. Erosion and sediment control measures should be taken so as not to cause siltation of the lakes.

This site, once developed, will cause increased runoff to areas below. Consideration should be given to possible problems this factor could present to areas below.

3. There is an extremely stony area (020BC) at the north end of the property. In some cases, the stoniness is found mainly on the surface only, and in other cases, the extremely stony conditions may exist to a depth of 6 to 8 feet. In most cases, these limitations apply to the developer and builder only, and should leave few, if any, problems for the Town or future landowners once the area has been graded and seeded.

There is also a small area of bedrock outcropping, but the limitation is the same as above.

**Summary:** Except for the wet area in the center of the site, this site has slight to moderate limitations for homesites. If basements are



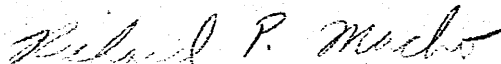
Mr. Joel Shaw  
Windsor Country Club Estates

December 21, 1972  
Page 2

installed, foundation drainage to a free outlet should be provided.

See the Soils Interpretation Report for Orange County for more information on the items mentioned above.

Sincerely,

A handwritten signature in cursive script, reading "Richard P. Macho".

Richard P. Macho  
Soil Conservationist

9

RIDER, WEINER & LOEB, P.C.  
ATTORNEYS AND COUNSELLORS AT LAW

M. J. RIDER (1906-1968)  
ELLIOTT M. WEINER  
JAMES R. LOEB  
DAVID L. RIDER

POST OFFICE BOX 1268  
LITTLE BRITAIN ROAD (ROUTE 207)  
NEWBURGH, NEW YORK 12550  
(914) 562-8700

7-11-73  
8

July 5, 1973

Re: Windsor Country Club Estates  
Our File #10,001-B

Town of New Windsor  
Planning Board  
Town Hall  
Union Avenue  
New Windsor, New York

Gentlemen:

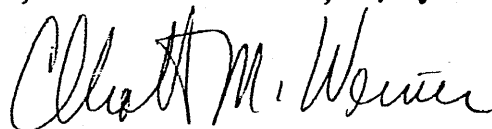
Preliminary approval was granted for the subdivision on February 14, 1973.

The final map was submitted to the Orange County Health Department about six weeks ago. We are still waiting for the approval. As soon as that is obtained, we will submit it to you for final approval of your Board.

In the meantime, we would appreciate your extending our preliminary approval for a period of six months.

Very truly yours,

RIDER, WEINER & LOEB, P.C.

By: 

emw/kc

cc: Inbro Developers, Inc.



**PREVIOUS  
DOCUMENT  
IN POOR  
ORIGINAL  
CONDITION**



RECEIVED

DEC 22 1972

ORANGE COUNTY  
DEPARTMENT OF PLANNING

RECEIVED

DEC 22 1972

ORANGE COUNTY  
DEPARTMENT OF PLANNING

BERNARD KESSLER, P.E.

*Consulting Engineer*

6 FLEETWOOD AVENUE

Spring Valley, N.Y. 10977

914 356-0217

January 8, 1974

Town of New Windsor Planning Board

Re: Windsor Country Club Estates - Final Review

Referring to the minutes of the public hearing held on December 13, 1972, it appears that the request of the Water Superintendent for closer fire hydrant spacing has not been fully complied with. Maximum spacing of hydrants should be 500 feet.

In addition, my memo of January 8, 1973 indicated that the Dexter property owners requested that the outlet 48" drainage culvert be extended 10' or 15' to the existing stream course on their property. This should be indicated on the final maps.

A proposed bond estimate for the two sections is attached herewith.

It is hereby recommended that the following totals as itemized on the attached sheets be the amount of bonds posted for public improvement costs on the Windsor Country Club Estates Subdivision.

Section I - Bond - \$357,725  
Section II - Bond - \$343,000

4% Inspection Fee - \$14,309  
4% Inspection Fee - \$13,720

*Bernard Kessler*

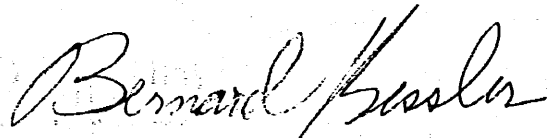
**BERNARD KESSLER, P.E.***Consulting Engineer***6 FLEETWOOD AVENUE****Spring Valley, N.Y. 10977**

914 354-0217

**Planning Board of New Windsor**  
**Re: Windsor Country Club Estates - Bond Estimate**

**SECTION I**

| <u>ITEM</u>                | <u>QUANTITY</u>     | <u>UNIT PRICE</u> | <u>COST</u>      |
|----------------------------|---------------------|-------------------|------------------|
| Roads-8" Gravel Foundation | 4200 C.Y.           | \$ 3.00           | \$12,600         |
| " -4" Base Course          | 4100 Tons           | 20.00             | 82,000           |
| " -2" Surface Course       | 2050 Tons           | 20.00             | 41,000           |
| Curbs                      | 9800 L.F.           | 3.00              | 29,400           |
| Catch Basins               | 29 Ea.              | 350.00            | 10,150           |
| Storm Drains - 15" RCP     | 1290 L.F.           | 12.00             | 15,480           |
| " " 18" RCP                | <del>530</del> L.F. | 14.00             | 7,420            |
| " " 21" RCP                | 215 L.F.            | 16.00             | 3,440            |
| " " 24" RCP                | 615 L.F.            | 20.00             | 12,300           |
| " " 30" RCP                | 450 L.F.            | 25.00             | 11,250           |
| " " 36" RCP                | 110 L.F.            | 30.00             | 3,300            |
| Sanitary Manholes          | 21 Ea.              | 450.00            | 9,450            |
| Sanitary Sewers - 8" ACP   | 3665 L.F.           | 9.00              | 32,985           |
| Pump Station               | 1 Ea.               | Lump Sum          | 12,000           |
| Force Main - 6" C.I.       | 2050 L.F.           | 7.50              | 15,375           |
| Water Main - 8" C.I.       | 4300 L.F.           | 7.50              | 32,250           |
| 8" Water Valves            | 32 Ea.              | 600.00            | 19,200           |
| Fire Hydrants              | 8 Ea.               | 800.00            | 6,400            |
| Street Signs               | 7 Ea.               | 75.00             | 525              |
| Monuments                  | 40 Ea.              | 30.00             | 1,200            |
|                            |                     | <b>Total.....</b> | <b>\$357,725</b> |



BERNARD KESSLER, P.E.  
Consulting Engineer  
6 FLEETWOOD AVENUE  
Spring Valley, N.Y. 10977

914 356-0217

Planning Board of New Windsor

Re: Windsor Country Club Estates - Bond Estimates

SECTION II

| <u>ITEM</u>                  | <u>QUANTITY</u> | <u>UNIT PRICE</u> | <u>TOTAL</u> |
|------------------------------|-----------------|-------------------|--------------|
| Roads - 8" Gravel Foundation | 4100 C.Y.       | \$ 3.00           | 12,600       |
| " - 4" Base Course           | 4000 Tons       | 20.00             | 80,000       |
| " - 2" Surface Course        | 2000 Tons       | 20.00             | 40,000       |
| Curbs                        | 9200 L.F.       | 3.00              | 27,600       |
| Catch Basins                 | 27 Ea.          | 350.00            | 9,450        |
| Storm Drains - 15" RCP       | 1260 L.F.       | 12.00             | 15,120       |
| " " 18" RCP                  | 505 L.F.        | 14.00             | 7,070        |
| " " 21" RCP                  | 330 L.F.        | 16.00             | 5,280        |
| " " 24" RCP                  | 370 L.F.        | 20.00             | 7,400        |
| " " 36" RCP                  | 505 L.F.        | 30.00             | 15,150       |
| " " 42" RCP                  | 380 L.F.        | 40.00             | 15,200       |
| " " 48" RCP                  | 190 L.F.        | 50.00             | 9,500        |
| Headwalls                    | 1 Ea.           | 500.00            | 500          |
| Sanitary Manholes            | 18 Ea.          | 450.00            | 8,100        |
| Sanitary Sewers - 8" A.C.P.  | 3900 L.F.       | 9.00              | 35,100       |
| Water Main - 8" C.I.         | 4600 L.F.       | 7.50              | 34,500       |
| 8" Water Valves              | 23 Ea.          | 600.00            | 13,800       |
| Fire Hydrants                | 6 Ea.           | 800.00            | 4,800        |
| Street Signs                 | 8 Ea.           | 75.00             | 600          |
| Monuments                    | 41 Ea.          | 30.00             | 1,230        |
|                              |                 | Total.....        | \$343,000    |

*Bernard Kessler*

BERNARD KESSLER, P.E.  
*Consulting Engineer*  
6 FLEETWOOD AVENUE  
Spring Valley, N.Y. 10977

914 356-0217

January 8, 1973

Town of New Windsor Planning Board

Re: Windsor Country Club Estates

Except for some minor slope corrections, the sanitary and storm sewer layouts for this project appear to be well planned.

It will now be necessary for the developer's engineer to submit the plans for the water and sewer main extensions and for the sewer lift station to the Health Department.

Since this project is near a public school, it is suggested that sidewalks be provided on the south side of Keats Drive from Frost Lane to Union Ave. and on the west side of Benet Road.

I have also had discussion with the owners of the Dexter property and they have made the following requests.

1. The 48 inch storm drain between Lots 4 & 5 in Block K be extended approximately 10 or 15 feet to the existing stream bed in order to prevent unnecessary erosion. The Dexter owners will provide the required easement.
2. Assurance that the lift station with minor modification, (such as larger pumps), and the force main are of sufficient size to handle anticipated gravity sanitary flows from Dexter property.
3. Water blowoffs be placed at property lines and paving be carried to property lines at all turn-a-rounds.

*Bernard Kessler*

LAW OFFICES  
DAVID E. TOWER  
45 GRAND STREET  
NEWBURGH, NEW YORK 12550

AREA CODE 914  
561-2460

POST OFFICE BOX  
229

February 13, 1974

New Windsor Planning Board  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, N. Y. 12550

Attention Joseph Loscalzo, Chairman

Re: Windsor Country Club Estates

Dear Mr. Loscalzo:

I wish to advise you that my client, the Sigma Group, no longer have any objection to the drainage and sewer easements as proposed by Windsor Country Club Estates.

My client does hereby withdraw any and all objections that have been raised in connection with the above and wishes to assure you that a suitable exchange on easements has been worked out.

I should like to take this opportunity on behalf of my client and myself to thank the Town Board for their understanding and cooperation in this matter.

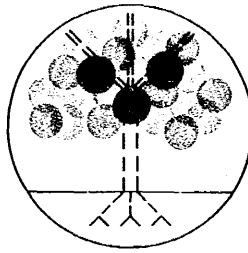
Very truly yours,

*David E. Tower*  
DAVID E. TOWER

DET/hi

# Department of Planning

Peter Garrison, A.I.P., Commissioner  
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building  
Goshen, New York 10924  
(914) 294-5151

# County of Orange

Louis V. Mills, County Executive

June 16, 1972

Mr. Joseph Tallarico, Chairman  
Town of New Windsor Planning Board  
Park Hill Drive  
New Windsor, New York 12550

Re: Pre-preliminary Subdivision of  
Windsor Country Club Estates  
County Road 69 (Union Avenue)

Dear Mr. Tallarico:

This office is in receipt of the above subdivision. In accordance with the provisions of Section 239 N of the General Municipal Law, we have made our initial review and make the following comments:

1. Benet Road should connect into the County Road at a point opposite Herbert Hoover Drive.
2. Lots 5, 7, and 8, Block "B", will derive access onto the County Road. An alternative arrangement should be sought with all lots, if possible, utilizing internal streets for access.
3. The applicant has set aside 2.6 acres for park and recreational purposes, a segment of which is traversed by a utility easement. Although this complies with the Town's requirement, a 4-5 acre site would be more desirable. However, the park is poorly located in terms of its proximity to a heavily-travelled road and isolation from most of the homes. We would suggest that the park site be located closer to the BOCES property, which will be developed in the short-range future, and the Town park with several paths and trails enabling residents (particularly children) to get to these places without having to cross the streets.

June 16, 1972

4. In order to accomplish the above, the street system should be changed to include several more cul-de-sacs.
5. There is a natural drainageway which cuts through Blocks "E", "G", "J", and "K", eventually running into Crystal Lake in the City of Newburgh. This open channel should be preserved, lined with riprap, and incorporated into the open space system.
6. What are the applicant's intentions regarding the undeveloped area with the barn and shed?
7. An evaluation of the site should be made by the Orange County Soil and Water Conservation District. A copy of the subdivision should be submitted for review.

If you, or the applicant's engineer, have any questions regarding our initial comments, please feel free to call or write.

Very truly yours,



Joel Shaw  
Senior Planner

JS:mj

cc: D. Lisack  
L. Wright  
H. Cotant  
F. Busch



RECEIVED  
APR 5 1974

TOWN OF NEW WINDSOR  
OFFICE OF THE COMPTROLLER  
NEW WINDSOR, NEW YORK

NEW WINDSOR PLANNING BOARD

April 11, 1974


Mr. Joseph Loscalzo, Chairman  
Town of New Windsor Planning Board

Re: Imbro-Inspection Fee  
Windsor Country Club Estates

Dear Mr. Loscalzo:

This is to confirm my instruction to your board secretary Mrs. Hassdenteufel on Tuesday, April 9th. The Planning Board must collect the 4% Inspection Fee in the amount of \$11,343.64 based on the total bond of \$283,591.00 for Windsor Country Club Estates from the Imbro Corporation. When collected it should be turned in to this office.

Very truly yours,

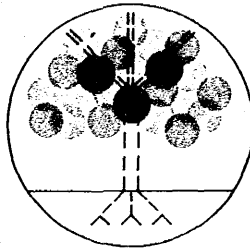
  
Norman C. Green  
Town Comptroller

NCG:rl

cc: Supervisor

# Department of Planning

Peter Garrison, A.I.P., Commissioner  
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building  
Goshen, New York 10924  
(914) 294-5151

# County of Orange

Louis V. Mills, County Executive

November 28, 1972

Mr. Joseph Tallarico, Chairman  
Town of New Windsor Planning Board  
Park Hill Drive  
New Windsor, New York 12550

Re: Subdivision of Windsor Country  
Club Estates, County Rd. 69  
(Union Avenue)

Dear Mr. Tallarico:

We are in receipt of the above subdivision, initially reviewed by us in June, 1972. In spite of the few changes made, there are a number of items which, we feel, need to be re-examined.

1. Benet Road and Herbert Hoover Drive should form a cross intersection.
2. Benet Road, in its present location, cuts through a stand of evergreens. An attempt should be made to preserve these trees by diverting Benet Road to by-pass this area, or providing a divider using the evergreens as a way of separating in-coming and out-coming traffic.
3. Lots 12 and 13, Block "C", should not have driveways onto the County Road.
4. Portions of Lots 8, 9, 10, 12, and 13, Block "C", lie within Central Hudson's easement. The easement should, we feel, remain free and unobstructed from potential dwellings, driveways, etc. Your Board should, nevertheless, check with Central Hudson regarding this easement. Don't overlook the potential open space use of this easement which connects directly from the proposed Temple Hill Reservoir to the existing New Windsor Park!
5. The applicant has reduced the park and recreational area from 2.6 acres to 1.4 acres. Since the Town requires 1/2 acre for each 25 lots, and a proportionate area for the number of lots in excess of 25, the original acreage set aside was in keeping with the Town's requirement. We still feel that the developer should provide a system of trails and paths to enable prospective inhabitants to get to these areas by dispersing the open space and park element throughout the subdivision.

Mr. Joseph Tallarico  
Re: Subdivision of Windsor Country Club  
Estates, (C.R. #69)

-2-

November 28, 1972

6. Many of the streets shown on Sheet 2 take on a grid-like appearance. By providing cul-de-sacs and open space (as suggested above), the layout could be more desirable.
7. Your Board should minimize the number of intersecting roads along County Road 69 by eliminating Keats Drive, which could prove to be quite hazardous (avoid creating another Park Hill situation).
8. The proposed Frost Lane does not connect into Sim Street (Woodwind subdivision). Frost Lane should be relocated to tie into the subdivision now under construction.
9. The plan mentions nothing about the future use of the land with the block garage, barn and shed.
10. A copy of the subdivision has been forwarded to the Soil Conservation Service for review. Their comments and recommendations should be a part of subsequent revisions.
11. Since BOCES will be developing in the future, they should comment on the proposal; particularly access and neighboring uses.

We anticipate receiving a revised plan prior to the submission of a final plan for review.

Very truly yours,



Joel Shaw  
Senior Planner

JS:mj

cc: D. Lisack, OCDPW  
L. Wright, OCS&WCD  
H. Cotant, Central Hudson  
F. Busch, Atzl, Scatassa & Busch  
BOCES

BERNARD KESSLER, P.E.  
*Consulting Engineer*  
6 FLEETWOOD AVENUE  
Spring Valley, N.Y. 10977

914 356-0217

February 11, 1974

Town Board of New Windsor

Re: Windsor Country Club Estates - Revised Bond Estimate.

The following two sheets are a revised bond estimate for the above project. The prices are based on actual quotes for the various items. I have added approximately 10% to the quotes to reflect the miscellaneous costs incurred should it become necessary for the Town to call the bonds.

Section I Estimate - \$283,591; 4% Inspection Fee \$11,343.64

Section II Estimate - \$264,235; 4% Inspection Fee \$10,569.40

The above estimates may be split by the builder into individual bonds for the roads and other public improvements.

*Bernard Kessler*

**BERNARD KESSLER, P.E.***Consulting Engineer***6 FLEETWOOD AVENUE****Spring Valley, N.Y. 10977****(914) 356-0217**

**Planning Board of New Windsor  
Re; Windsor Country Club Estates - Bond Estimate**

**SECTION I**

| <b><u>ITEM</u></b>         | <b><u>QUANTITY</u></b> | <b><u>UNIT PRICE</u></b> | <b><u>COST</u></b> |
|----------------------------|------------------------|--------------------------|--------------------|
| Roads-8" Gravel Foundation | 4200 C.Y.              | \$ 3.00                  | \$12,600           |
| " -4" Base Course          | 4100 Tons              | 15.00                    | 61,500             |
| " -2" Surface              | 2050 Tons              | 17.00                    | 34,850             |
| Curbs                      | 9800 L.F.              | 2.75                     | 26,950             |
| Catch Basins               | 29 Ea.                 | 300.00                   | 8,700              |
| Storm Drains - 15" RCP     | 1290 L.F.              | 9.00                     | 11,610             |
| " " - 18" RCP              | 530 L.F.               | 10.00                    | 5,300              |
| " " - 21" RCP              | 215 L.F.               | 11.00                    | 2,365              |
| " " - 24" RCP              | 615 L.F.               | 12.00                    | 7,380              |
| " " - 30" RCP              | 450 L.F.               | 15.00                    | 6,750              |
| " " - 36" RCP              | 110 L.F.               | 18.00                    | 1,980              |
| Sanitary Manholes          | 21 Ea.                 | 375.00                   | 7,875              |
| Sanitary Sewers - 8" ACP   | 3665 L.F.              | 6.25                     | 22,906             |
| Pump Station               | 1 Ea.                  | Lump Sum                 | 10,000             |
| Force Main - 6" CI         | 2050 L.F.              | 7.00                     | 14,350             |
| Water Main - 8" CI         | 4300 L.F.              | 6.50                     | 27,950             |
| 8" Water Valves            | 32 Ea.                 | 450.00                   | 14,400             |
| Fire Hydrants              | 8 Ea.                  | 550.00                   | 4,400              |
| Street Signs               | 7 Ea.                  | 75.00                    | 525                |
| Monuments                  | 40 Ea.                 | 30.00                    | 1,200              |
|                            |                        | <b>Total.....</b>        | <b>\$283,591</b>   |

*Bernard Kessler*

**BERNARD KESSLER, P.E.***Consulting Engineer***6 FLEETWOOD AVENUE****Spring Valley, N.Y. 10977****(914) 356-0217****Planning Board of New Windsor****Re: Windsor Country Club Estates - Bond Estimate****SECTION II**

| <u>ITEM</u>                  | <u>QUANTITY</u> | <u>UNIT PRICE</u> | <u>TOTAL</u> |
|------------------------------|-----------------|-------------------|--------------|
| Roads - 8" Gravel Foundation | 4100 C.Y.       | \$ 3.00           | 12,600       |
| " - 4" Base Course           | 4000 Tons       | 15.00             | 60,000       |
| " - 2" Surface Course        | 2000 Tons       | 17.00             | 34,000       |
| Curbs                        | 9200 L.F.       | 2.75              | 25,300       |
| Catch Basins                 | 27 Ea.          | 300.00            | 8,100        |
| Storm Drains - 15" RCP       | 1260 L.F.       | 9.00              | 11,340       |
| " " - 18" RCP                | 505 L.F.        | 10.00             | 5,050        |
| " " - 21" RCP                | 330 L.F.        | 11.00             | 3,630        |
| " " - 24" RCP                | 370 L.F.        | 12.00             | 4,440        |
| " " - 36" RCP                | 505 L.F.        | 18.00             | 9,090        |
| " " - 42" RCP                | 380 L.F.        | 22.00             | 8,360        |
| " " - 48" RCP                | 190 L.F.        | 28.00             | 5,320        |
| Headwalls                    | 1 Ea.           | 500.00            | 500          |
| Sanitary Manholes            | 18 Ea.          | 375.00            | 6,750        |
| Sanitary Sewers - 8" A.C.P.  | 3900 L.F.       | 6.25              | 24,375       |
| Water Main - 8" C.I.         | 4600 L.F.       | 6.50              | 29,900       |
| 8" Water Valves              | 23 Ea.          | 450.00            | 10,350       |
| Fire Hydrants                | 6 Ea.           | 550.00            | 3,300        |
| Street Signs                 | 8 Ea.           | 75.00             | 600          |
| Monuments                    | 41 Ea.          | 30.00             | 1,230        |
| Total.....                   |                 |                   | \$264,235    |

*Bernard Kessler*

BERNARD KESSLER, P.E.  
*Consulting Engineer*  
6 FLEETWOOD AVENUE  
Spring Valley, N.Y. 10977

914 356-0217

May 8, 1972

Town of New Windsor Planning Board

Re: Windsor Country Club Estates

This plan may be granted pre-preliminary approval subject to the following.

1. The entrance from San Giacomo Drive should be completely eliminated. This will necessitate either a closed loop or a cul-de-sac in the vicinity of the street indicated as Poe Court. It will also require a waiver of the street standards as set forth in the Subdivision Regulations, Section 6, Paragraph B (9).
2. The five lots in Block A should be offered for parkland since they abut the present Town park.
3. The stub street named Frost Lane should be directly aligned with the stub named Sim Street in the Woodwind Subdivision. There is approximately a five foot difference in alignment at present.

*Bernard Kessler*



1763

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor  
Theodore F. Marsden  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8800

May 12, 1972

Mr. Joseph Tallarico  
Chairman  
New Windsor Planning Board

Dear Joe:

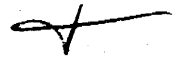
I have reviewed the map of the New Windsor Country Club Estates and offer the following comments:

Enclosed please find a memo to the New Windsor Youth and Recreation Committee. I would respectfully wish to bring to the Board's attention the property located between Gutheil and Temple Hill Estates is owned by Fred Warmers, which indicates to that a subdivision of a whole parcel is being made into a two-lot subdivision with Warmers retaining that section of land fronting on Union Avenue.

This map shows that the only method of ingress and egress to some 130 homes is by San Giacomina Road and Union Avenue. I strongly urge that at least one or two other methods of ingress and egress to the property be required. One on Union Avenue, (where they now show Building Lots 1 through 10, Block A,) and another right -of- way through Warmers' land that does not appear on this map.

Your attention to this matter will be greatly appreciated.

Respectfully,

  
THEODORE F. MARSDEN,  
Supervisor

P. S. Please send my any later maps you receive.

TFM/cs  
Enc.



BERNARD KESSLER, P.E.  
*Consulting Engineer*  
6 FLEETWOOD AVENUE  
Spring Valley, N.Y. 10977

914 356-0217

February 7, 1972

Town of New Windsor Planning Board

Re: Windsor Country Club Estates

Pre-Preliminary Application

The road layout in this subdivision adds to a growing problem in the area, i.e., the flow of traffic onto Union Ave. This is a narrow, curving road which at peak hours, already bears more traffic than is safe. Until other definite access roads to this subdivision are available, approval of this map would be a direct violation of the Zoning Ordinance, Sections 48-1A, -1C, and -1D and of the Subdivision Regulations, Section 2.

The major alternate access route appears to be the stub road to the property of Nuwin Holding Corp. which has access to Little Britain Road. The location of "Joan Drive" would be dependent on the final layout of Nuwin's stub road.

The following comments would be relevant to a new submission at such time as the forementioned access is available.

1. In order to keep as much traffic as possible from the playground area, the proposed Charlotte Lane should be cut through, if feasible, to the northwest corner of Cimorelli Drive.

2. The elimination of Lots 21 and 47 on Block C is recommended. Lot 21 requires a driveway over 100' long and Lot 47 requires an 85' setback to obtain the minimum lot width.

3. Align Charlotte Drive from 20 to 25 feet further to the east between Blocks B and D so that the natural swale in Block D will run on the rear of Lots 1, 2, and 3, and further align the swale so that it runs between Lots 6 and 7, and 11 and 12.

4. Lot 34 on Block D should be widened during the realignment of Charlotte Lane since it does not meet the lot width requirement as defined in the zoning ordinance.

*Bernard Kessler*